



LINCOLNSHIRE COUNTY COUNCIL'S RESPONSE TO CONSULTATION ON THE FOLLOWING DEVELOPMENT PROPOSAL

District: Lincoln City Council

Application number: 2024/0090/FUL

Application Type: Major

Proposal: Change of use from Leisure (Use Class E) to Light Industrial (Use Class B2).

Location: Just Car Clinic, Tritton Road, Lincoln, Lincolnshire, LN6 7QY

Response Date: 27 March 2024

This report includes the Substantive response of the Local Highway and Lead Local Flood Authority to a planning consultation received under the Development Management Order and includes details of any planning conditions or informatives that should be attached in the event that permission is granted and any obligations to be secured by way of a S106 agreement.

General Information and Advice

Please note that although the Definitive Map and Statement proves the existence of any recorded rights of way, there may be further or higher rights that are not shown on this document that the County Council is not currently aware of. This would be especially relevant where the public has had informal access to the site or where there are references to routes across this in maps or other historic documents. As the County Council has received no application to recognise further rights of way affecting the site, no more informed guidance can be offered at this stage.

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Highway and Lead Local Flood Authority Report

Substantive Response provided in accordance with article 22(5) of The Town and Country Planning (Development Management Procedure) (England) Order 2015:

Recommendation: No Objections

Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development would not be expected to have an unacceptable impact upon highway safety or a severe residual cumulative impact upon the local highway network or increase surface water flood risk and therefore does not wish to object to this planning application.

Introduction/Site Location

The proposal is for change of use from leisure to light industrial. The site is located off Tritton Road and located on an unadopted road.

Existing Conditions

The site has an existing car park and access which is sufficient to serve the proposals and accommodate on site parking.

Tritton road is well served by public transport and has a good footway and cycle way network connecting the site to the wider area.

Highway safety

It's unlikely the proposals will have an unacceptable impact on highway safety. Tritton Road is a main spine road and can accommodate light industrial vehicles.

Highway capacity

It's unlikely the proposals will have an unacceptable impact on highway capacity.

Flood Risk and Drainage

As Lead Local Flood Authority, Lincolnshire County Council is required to provide a statutory planning consultation response with regard to Drainage on all Major Applications. This application is for change of use and there are no changes proposed to the site that will increase the impermeable area, the current drainage arrangements will remain in place. Therefore the Lead Local Flood Authority does not consider that this proposal would increase flood risk in the immediate vicinity of the site.

Officer's Name: Laura Rowett

Officer's Title: Senior Development Management Officer

Date: 27 March 2024